

Government's Regulatory Body for Housing and Land Development

# HOUSING AND LAND USE REGULATORY BOARD

HOUSING AND LAND USE REGULATORY BOARD

2014  
Annual Report

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## **Message of the Chief Executive Officer**

I am very pleased to present the 2014 HLURB Annual Report. This report chronicles the work that we did in 2014. It is my pride to announce that HLURB had accomplished 90% of its targets for the year. We have also stepped up our efforts to come up with new rules and regulations to further protect the rights of subdivision and condominium buyers.

In 2014, HLURB have issued Board Resolution No. 921, Series of 2014, or “The 2014 Revised Implementing Rules and Regulations on Advertisements”, requiring all project advertisements to be first approved by the HLURB. We have also issued Resolution No. 922, Series of 2014, or “The 2014 Revised Implementing Rules and Regulations on Dealers, Brokers and Salespersons”, regulating the professional conduct of practitioners in selling and marketing condominium units and subdivision houses and lots. These two sets of rules aim to afford additional protection to buyers from unscrupulous developers and unregistered real estate practitioners.

It was also in 2014 that HLURB’s Quality Management System has been certified under ISO 9001:2008. The ISO Certification is a testament to our commitment to continuously improve the delivery of our services to the public.

We are optimistic that our achievements will continue in 2015.

God bless us all.

ANTONIO M. BERNARDO

## **Agency Profile**

### **Vision**

An institution of professionals exemplifying public service with responsibility, integrity, competence and justice geared towards the attainment of well-planned and sustainable communities through the regulation of land use, housing development and homeowners associations, and the just resolution of disputes.

### **Mission**

To promulgate and enforce policies on land use, housing and homeowners associations which promote inclusive growth and economic advancement, social justice and environmental protection for the equitable distribution and enjoyment of development benefits.

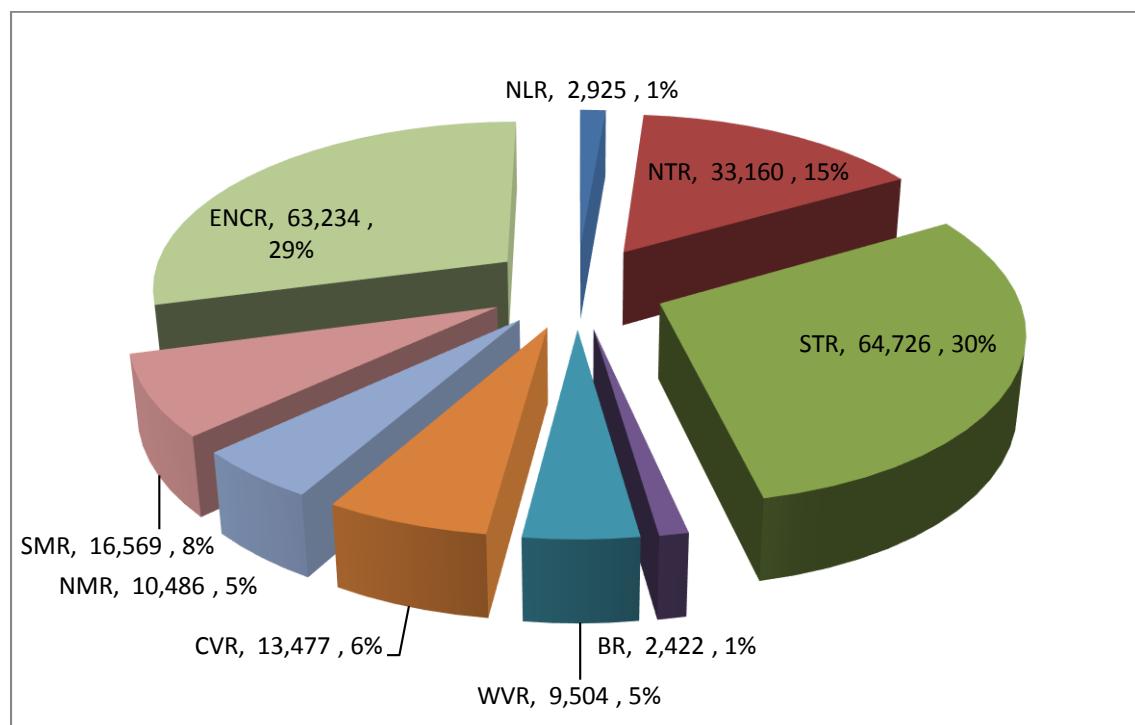
## Agency Accomplishments

### License to sell

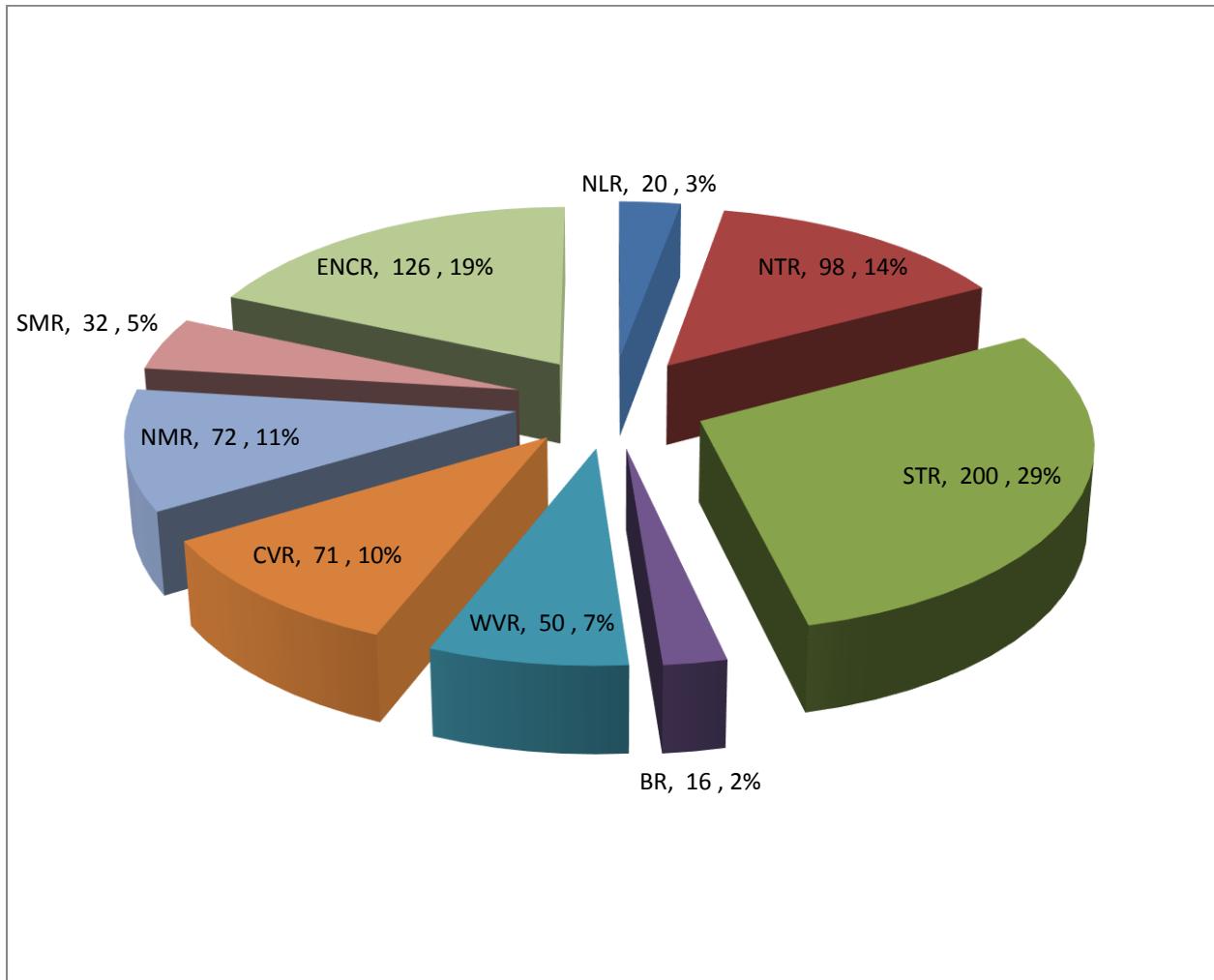
One of the mandates of the HLURB is to regulate the development and sale of subdivision lots and condominium units. The regulation is done primarily through a permitting system which requires developers to secure a license to sell (LS) for their condominium, subdivision projects and other non-residential real estate projects, prior to engaging in any sale.

In 2014, a total of **761** licenses to sell were issued. **685** of the licenses to sell issued were for **residential projects** while 76 of the licenses to sell for **non residential projects**. These figures translate to **216,503 housing units** and **264,240 non residential units**.

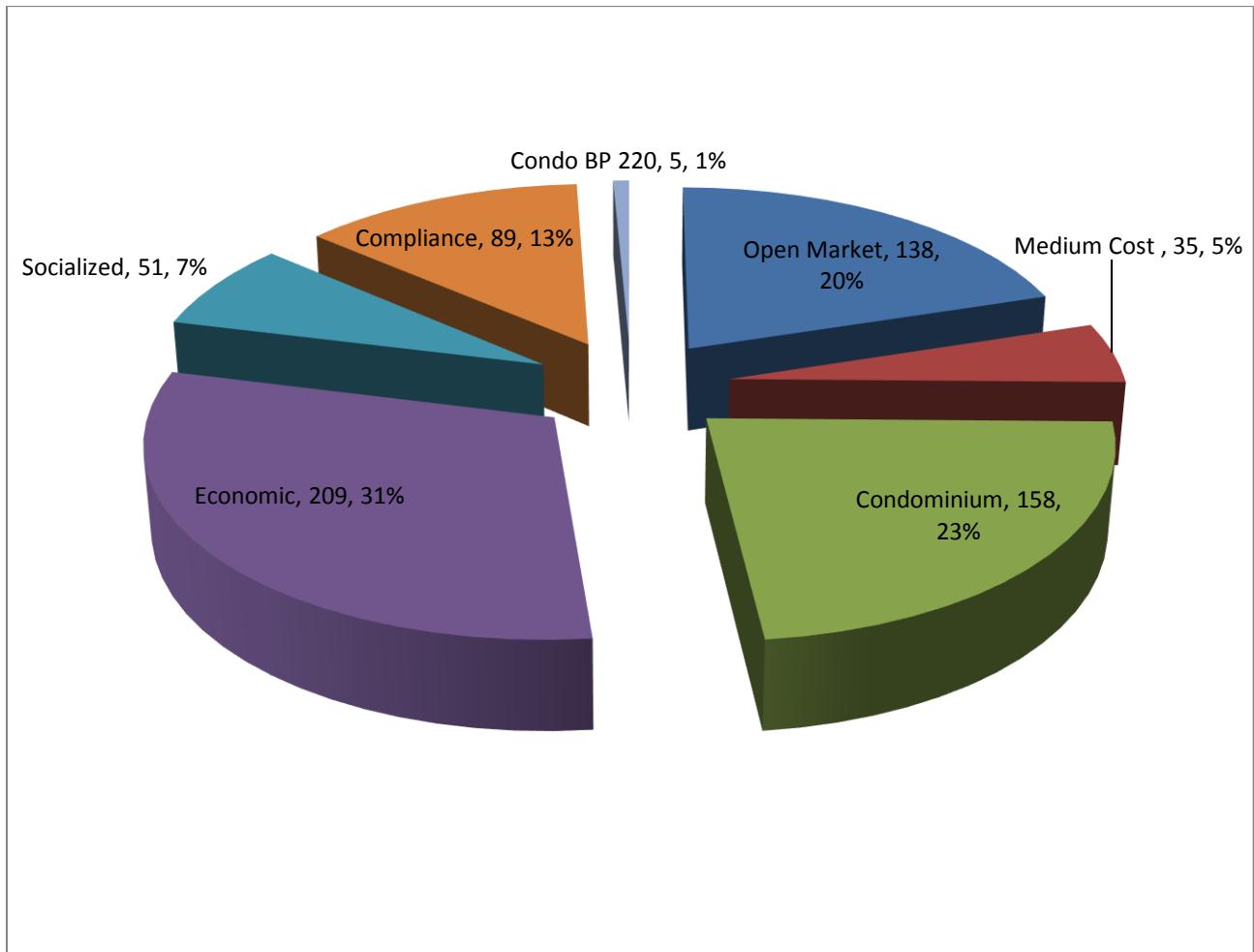
Majority of the licensed **housing units** are located in the Southern Tagalog Region (**STR**) with **64,726 units**, followed by Expanded National Capital Region (**ENCR**) with **63,234** and then by Northern Tagalog Region (**NTR**) with **33,160 units**.



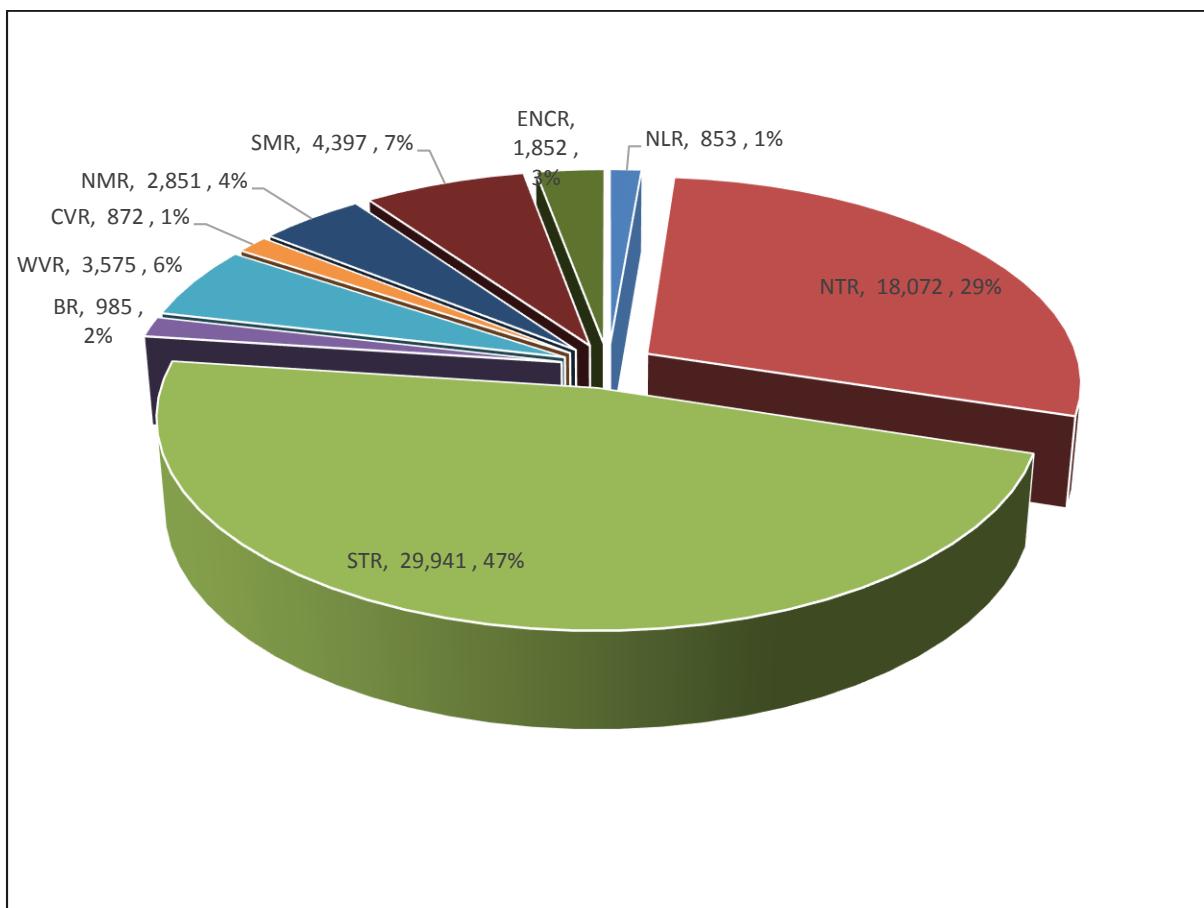
Majority of the licenses issued for **residential projects** are in Southern Tagalog Region (**STR**) accounting for **29%** (200/685), followed by Expanded National Capital Region (**ENCR**) with **19%** (126/685), and then by Northern Tagalog Region with **14%** (98/685).



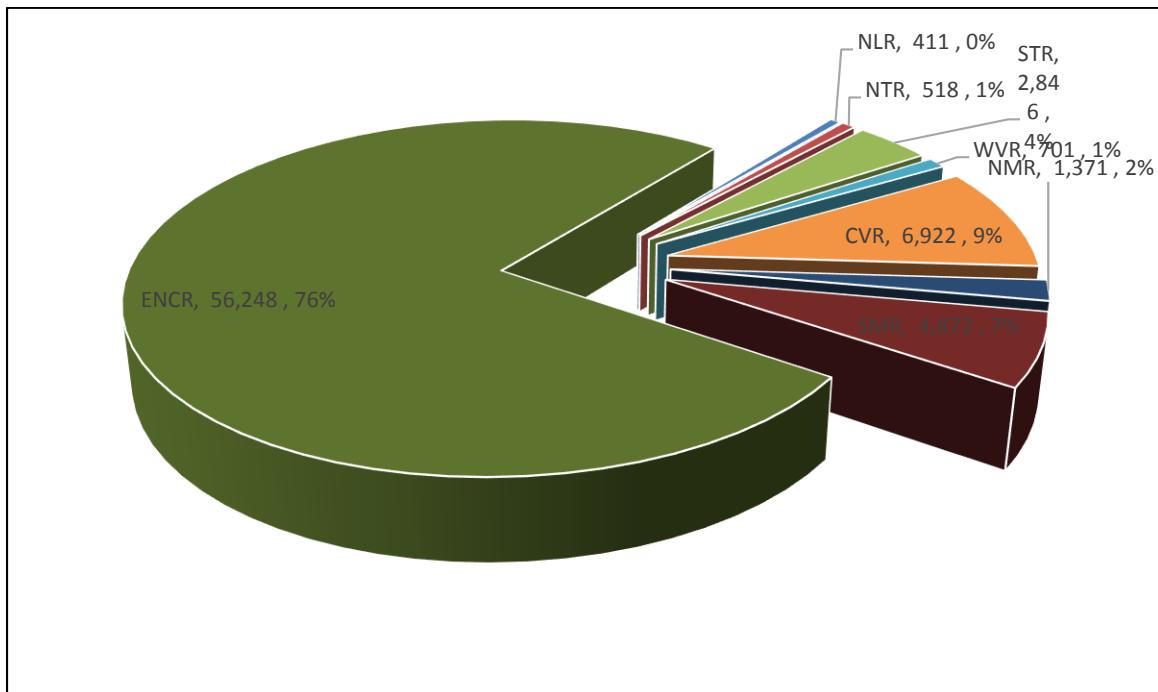
Majority of the **residential** projects were under the category of **Economic Housing** accounting for **31%** (209/685), followed by **Condominium** accounting for **23%** (158/685), and then followed by **open market** with **20%** (138/685).



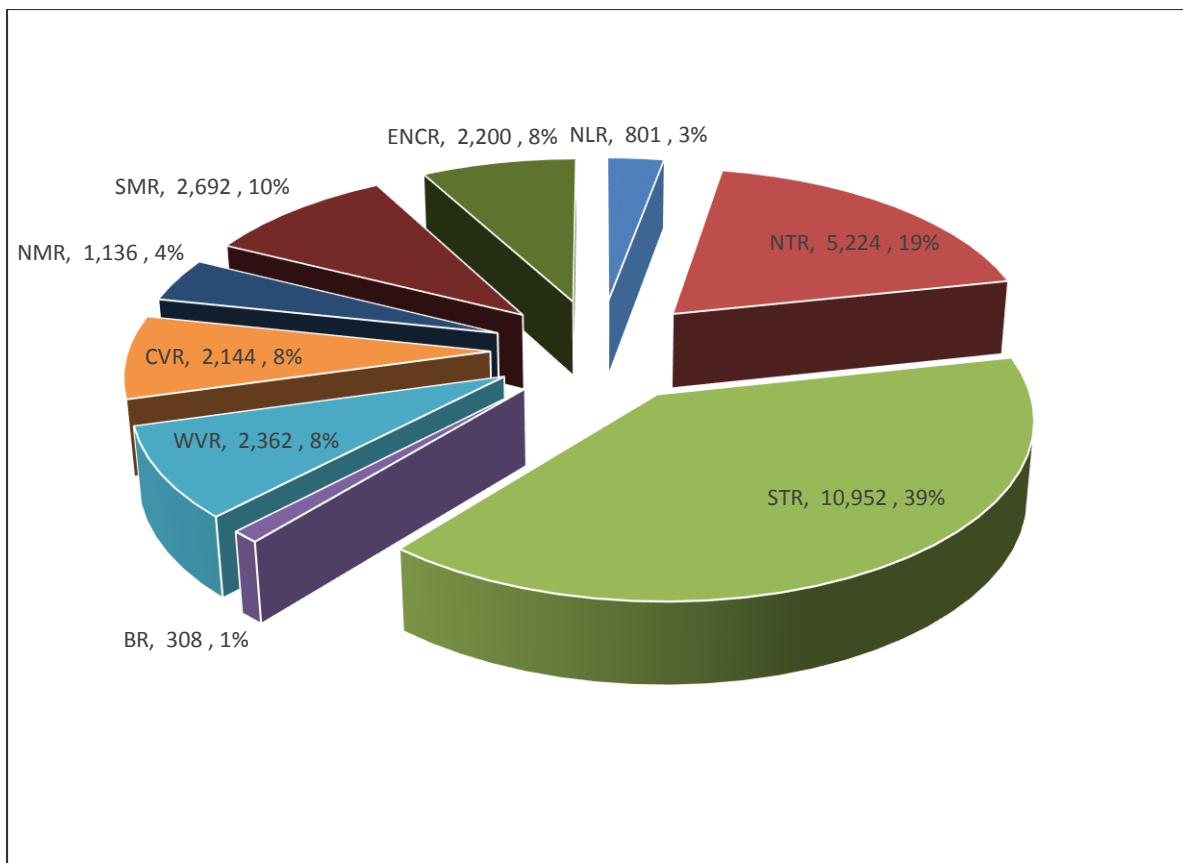
Majority of Economic Housing Units are located in **STR** accounting for 53% (29,941/63,398), followed by **NTR** accounting for 29% (18,072/63398), then, followed by Southern Mindanao Region (**SMR**) accounting for 7% (4,397/63,398).



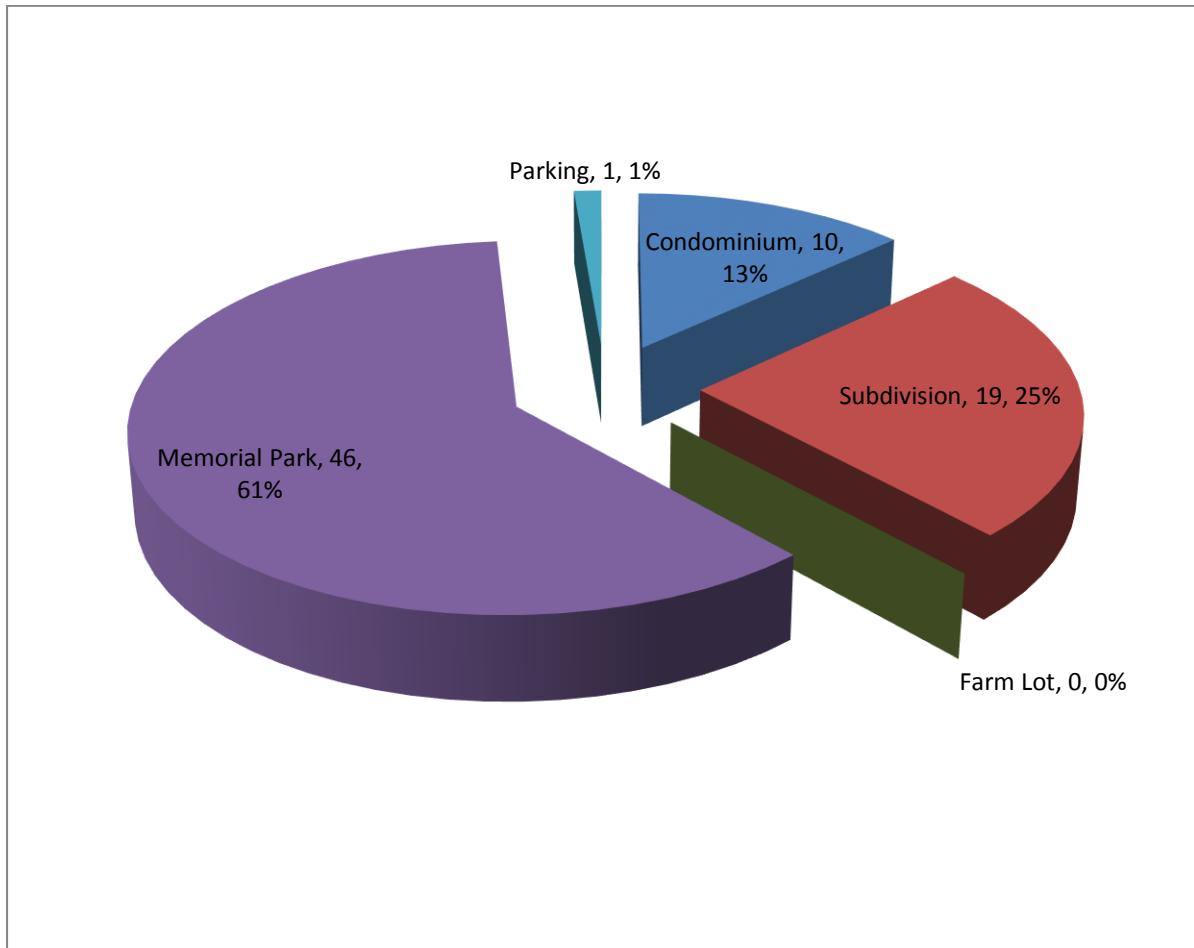
Majority of the Condominium residential units are located in **ENCR** accounting for 76% (56,248/73,889), followed by Central Visayas Region (**CVR**) accounting for 9% (6,922/73,889) and followed by **SMR** accounting for 7% (4,872/73,889)



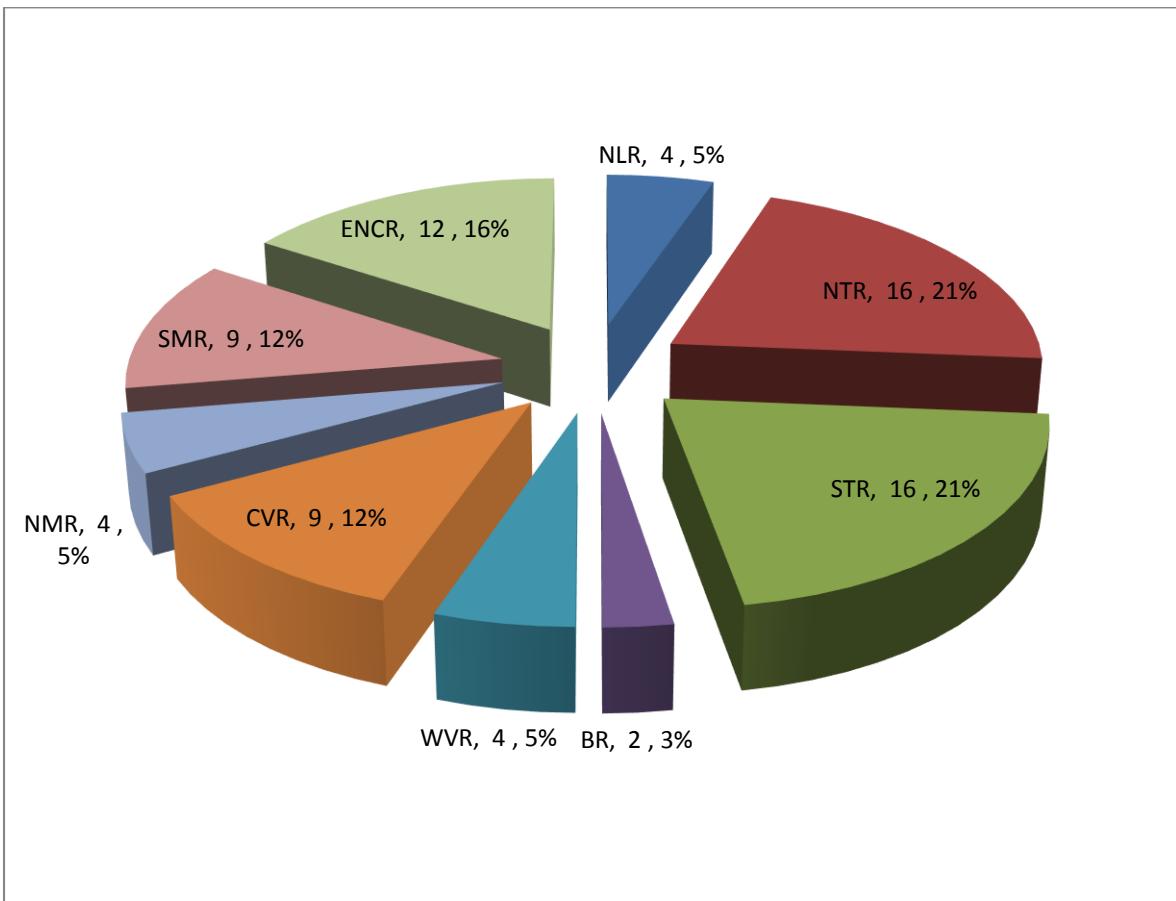
Majority of Open Market units are located in **STR** accounting for 39% (10,952/27,819), followed by **NTR** accounting for 19% (5,224/27,819) and followed by **WVR** accounting for 8% (2,362/27,819).



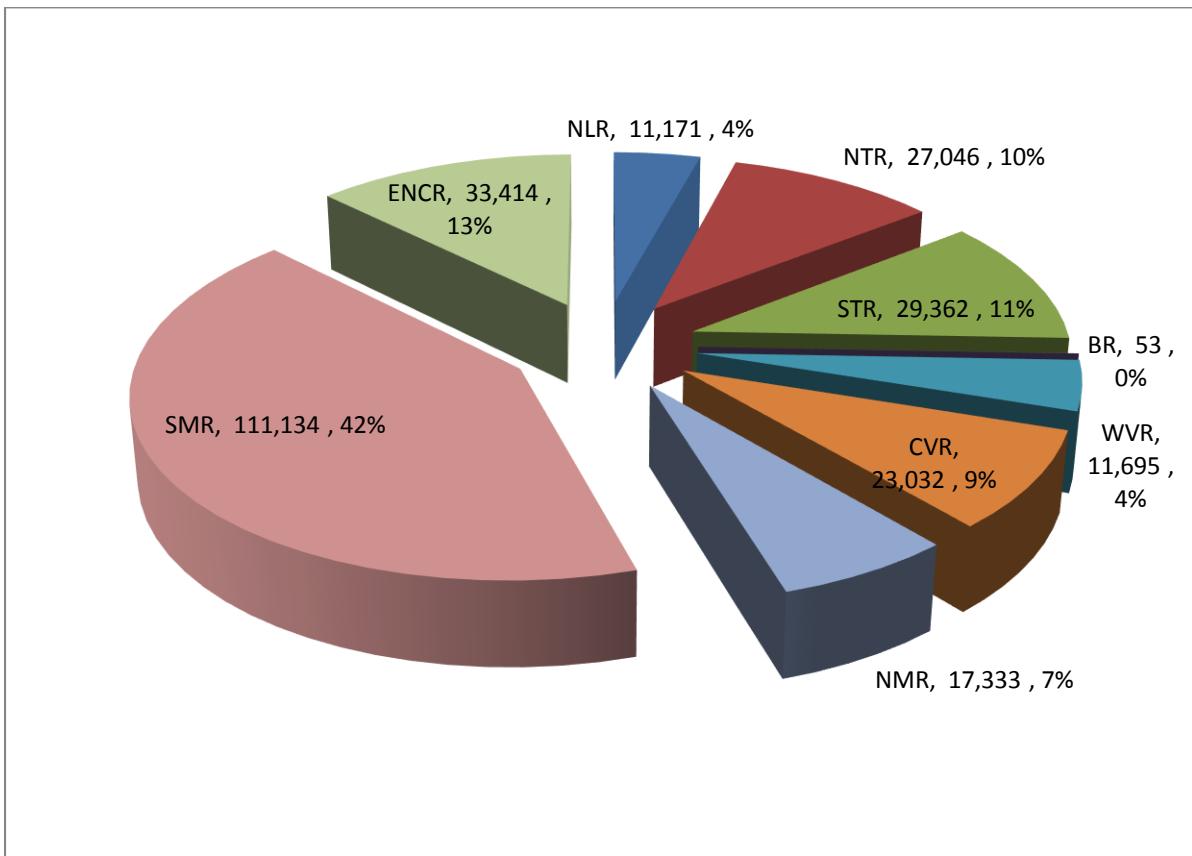
For **non residential** projects, **memorial parks** accounted for **61%** (46/76), while **commercial subdivisions** accounted for **25% (19/76)**.



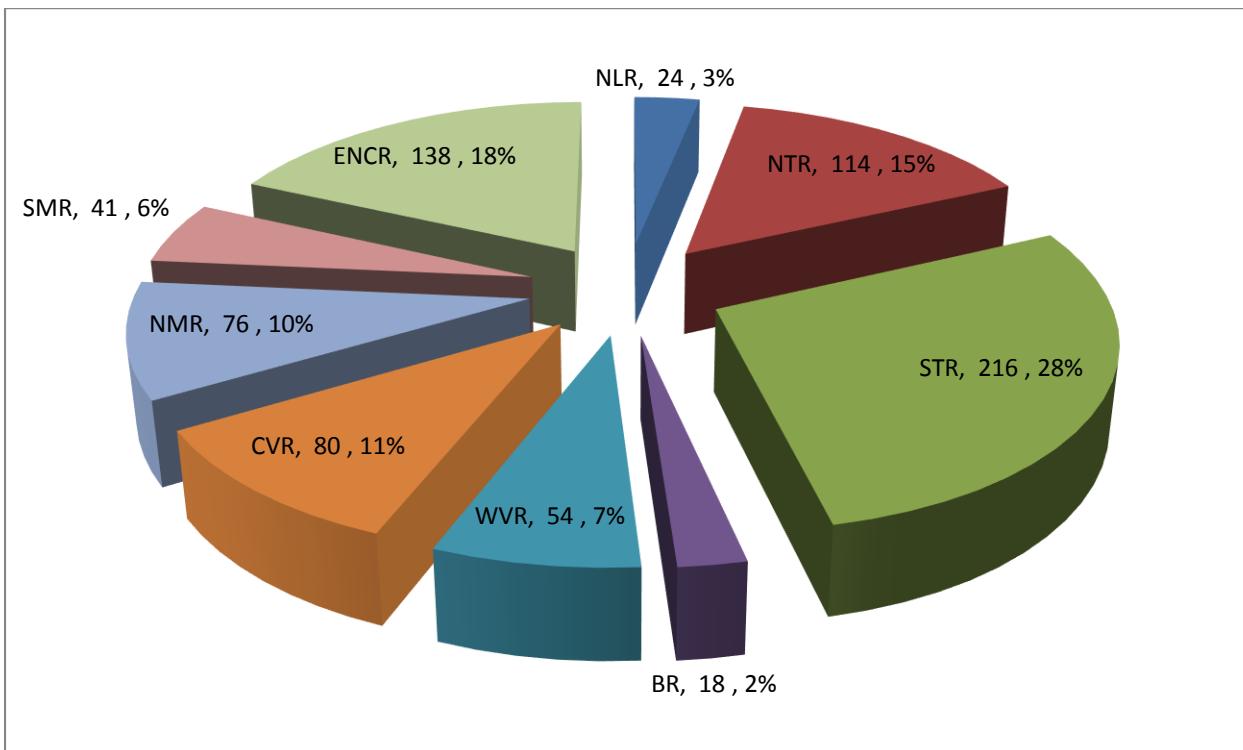
Majority of the **non-residential projects** are located in Northern Tagalog Region (**NTR**) and Southern Tagalog Region (**STR**) accounting for 21% (16/76), followed by Expanded National Capital Region (**ENCR**) accounting for 16% (12/76).



Most of licensed **non-residential units** are located at Southern Mindanao Region (**WVR**) which accounted for **42% (111134/264240)**, Expanded National Capital Region (**ENCR**) **13% (33.414/264,240)** and Southern Tagalog Region(**STR**) **11% (29362/264,240)**.



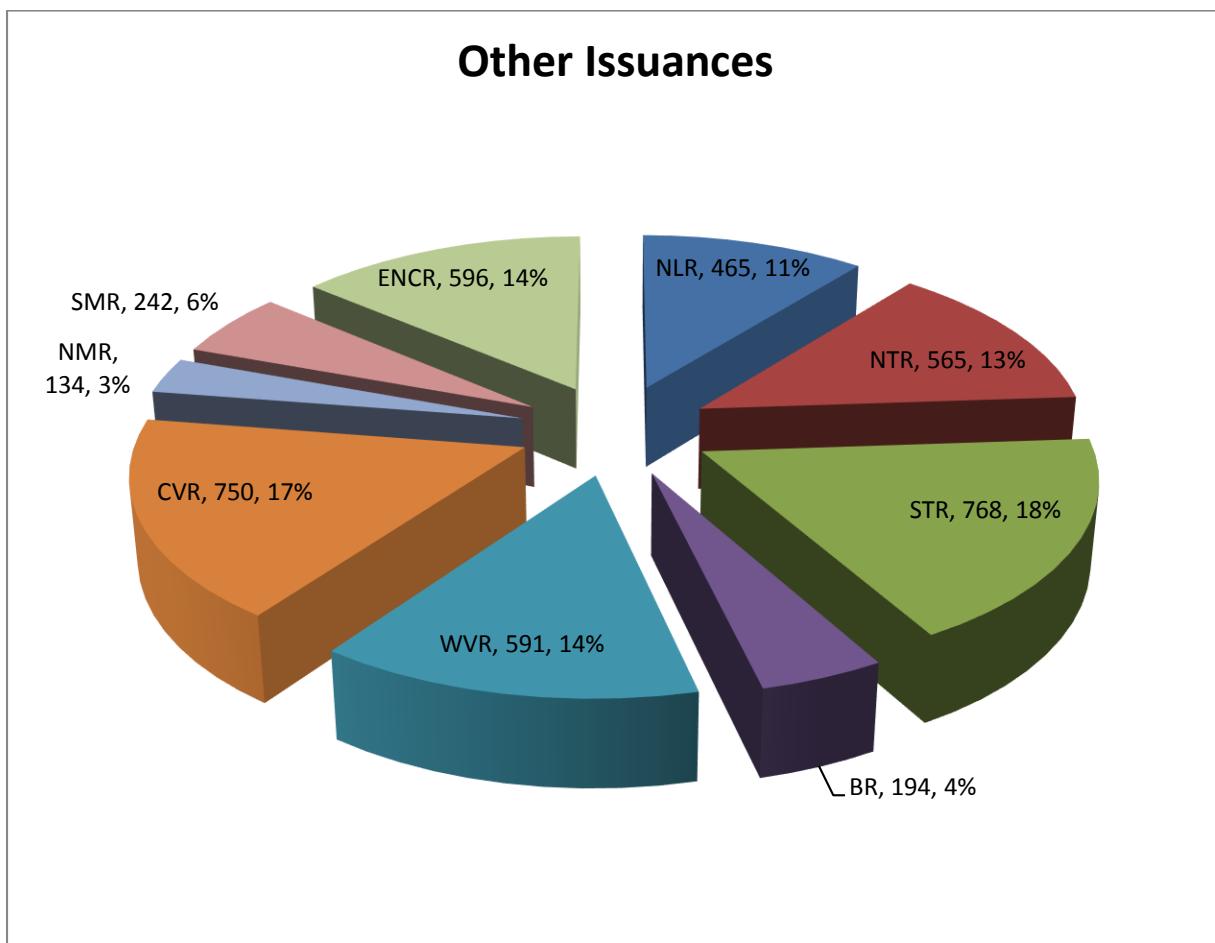
Overall, majority of the projects issued license to sell were located in Southern Tagalog Region (**STR**) which accounted for **28%** (216/761), followed by Expanded National Capital Region (**ENCR**) which generated for **18%** (138/761), and then by Northern Tagalog Region (**NTR**) which accounted for **15%** (117/761).



Compared to 2013, there was 11% increase in the number of licenses to sell issued in 2014 (761 vs 688).

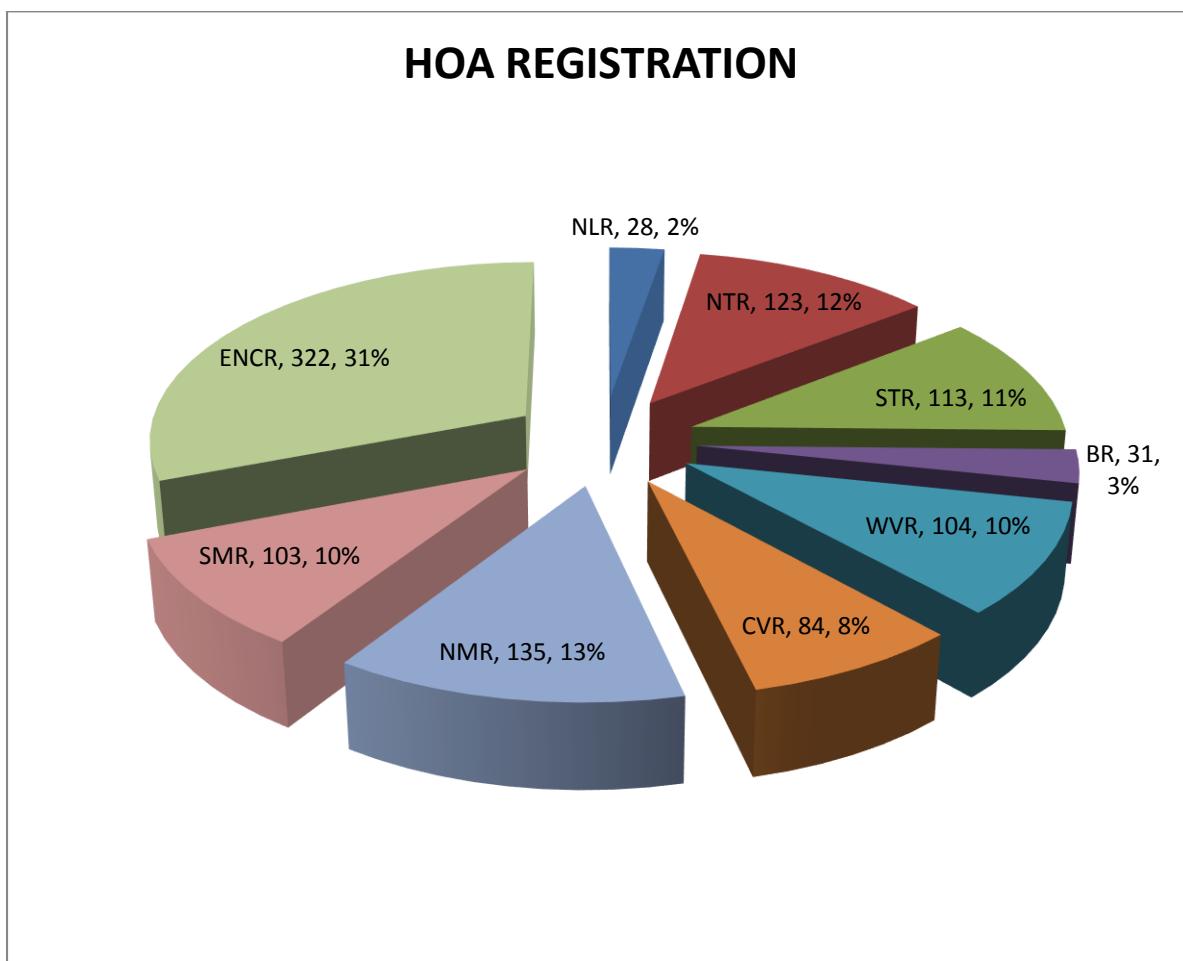
## Other permits/ clearances

Aside from the license to sell, the HLURB also issues other housing and zoning related permits and clearances, such as locational clearance, zoning certifications, preliminary approval, subdivision and condominium plan approval, certificate of completion, certificate of registration, certificate of non-coverage, clearance to mortgage and certificate of creditable withholding tax. In 2014, a total of **4,305 other permits and clearances** were issued. Majority of these permits were issued in **STR** which accounted for **18%** (768/4,305), **STR** at **17%** (750/4,305), and by **ENCR** at **14%** (596/4,305).



## HOA registration

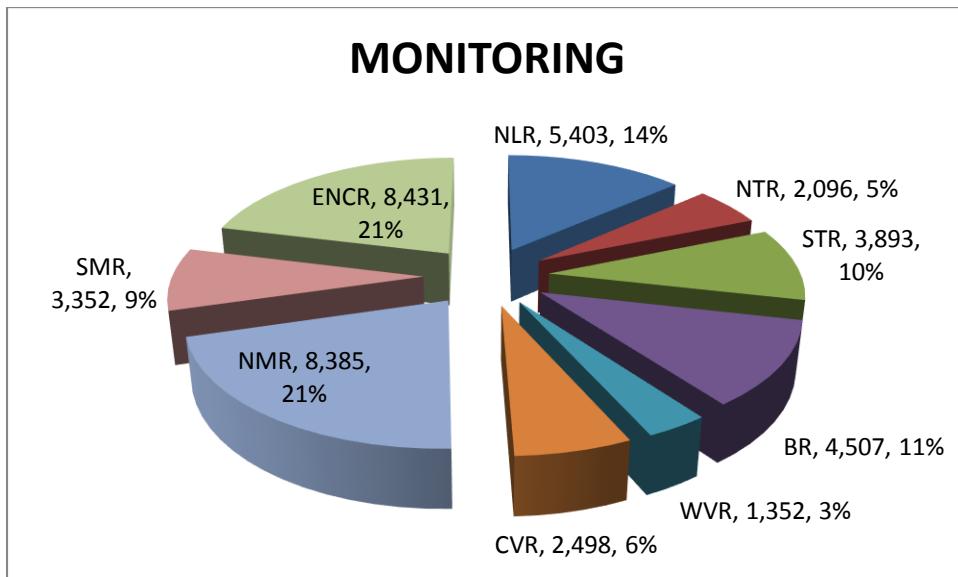
Under Republic Act no. 8763 (March 7, 2000), the HLURB exercises supervision over homeowners associations (HOAs). In 2014, the HLURB approved applications for registration of **1,043 HOAs**. The bulk of these HOA certificates of registration was issued by **ENCR** which accounted for **32%** (322/1043), **Northern Mindanao Region (NMR)** accounted for **13%** (135/1043), and **NTR** accounted for **12%** (123/1043).



Compared to the previous year, there was a 45% increase in HOA registration in 2014 (1043 vs. 720).

## **Monitoring**

Incidental to its mandate to regulate the condominium and subdivision trade and business, the HLURB conducts monitoring activities to determine whether projects issued license to sell are completed as per approved plan and schedule, as well as to check violations reported to it. Furthermore, it also conducts monitoring activities inherent to its mandate to supervise homeowners associations. Given the resource constraints, the HLURB was able to conduct a total of **39,917 field and non field monitoring activities in 2014**. Majority of the monitoring activities were conducted in **ENCR** which accounted for **21.12%** (8,385/39,917), **NMR** came in next with **21%** (8,385/39,917), and **NLR** which recorded **14%**(5,403/39,917).



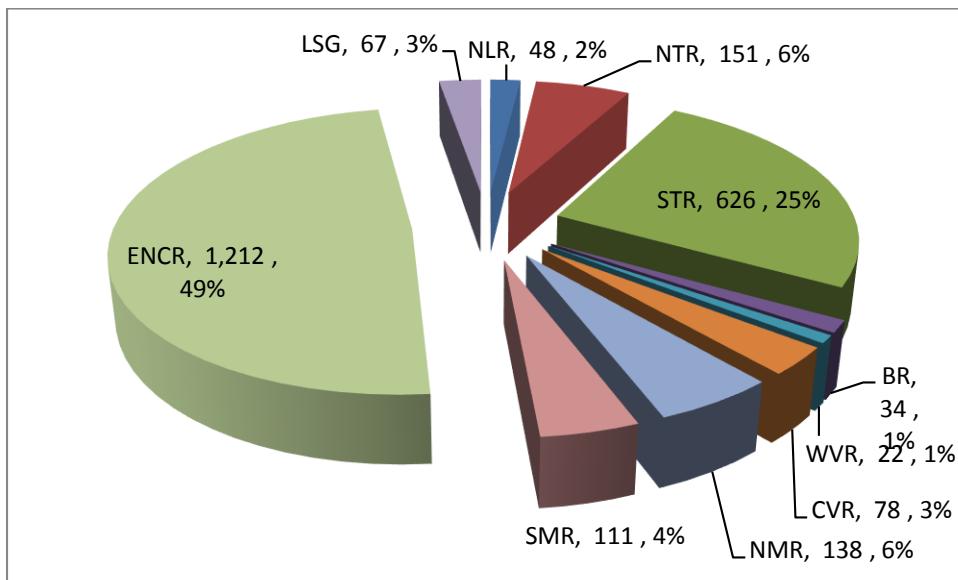
The total number of monitoring activities in 2014 had slightly decreased by 572 or by 1% compared to the total number of monitoring activities in 2013.

## ***Adjudication***

### ***Regional and LSG Cases***

The HLURB is vested with power by law to hear and decide cases filed by subdivision lot or condominium unit buyers against the developer; homeowners disputes; as well as appeals from decisions of local zoning bodies.

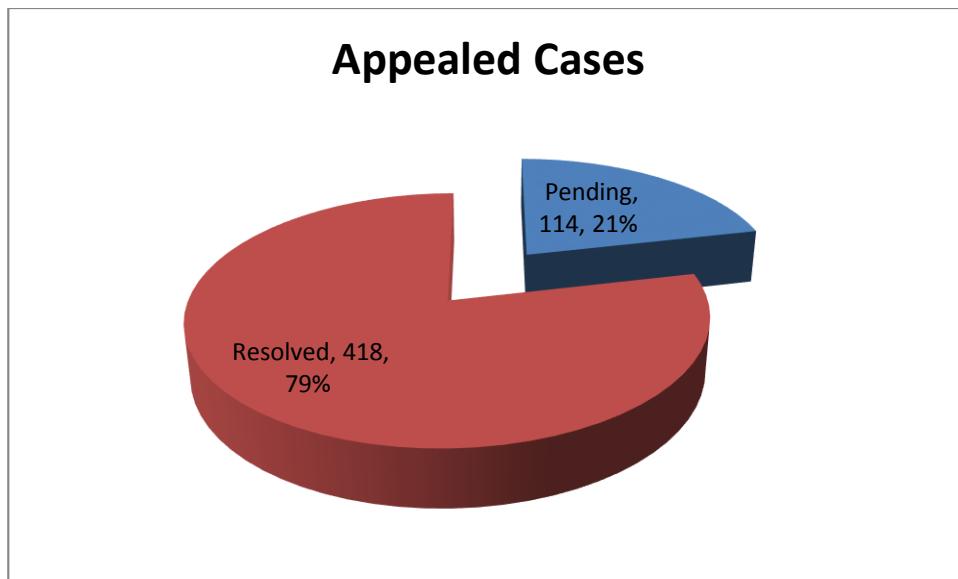
In 2014, a total of **2,487 cases** at different stages of proceedings were being **handled** by the Regional field offices and Legal Services Group (LSG) of the HLURB. Majority of the cases were filed in **NCR** which accounted for **49%** (1,212/2,487) followed by **STR** with **25%** (626/2,487), and then by **NTR** with **6%** (151/2,487). By the end of the year, 44% or a total of **1,092 regional and LSG cases** have already been **resolved**.



Compared to the previous year, there was a 3% decrease in disposed cases from 1,120 in 2013 to 1,090 in 2014.

## Appeals

Decisions of the Regional Field Offices are appealable to the Board of Commissioners of the HLURB. In 2014, **532 appeals** were handled by the Board of Commissioners. As the year came to a close, 79% or **418 appealed cases** have been **resolved** with the assistance of the Appeals Review Group (ARG).



Compared to 2013, there was a 66% increase in the appealed cases resolved in 2014 (418 vs. 252).

#### ***Comprehensive Land Use Planning and Zoning Assistance (CLUP/ZO)***

Another major function of the HLURB is to render assistance to local government units (LGUs) in the formulation of their comprehensive land use plans (CLUPs). For 2014, 348 LGUs were given technical assistance in the formulation of CLUPs; 199 CLUPs were reviewed as member of Provincial Land Use Committee/Regional Land Use Committee (PLUC/RLUC). 836 CLUPs for approval were monitored. A total of 15,642 participants from 2,292 LGUs and Homeowners Association (HOAs) have benefited from various trainings conducted by the regions on subdivision plan processing, evaluation, monitoring, reviews and approval of CLUPs and zoning administration.

Compared to 2013, there was a 433% increase in assisted LGUs in 2012 from 195 LGU to 1040. This was due to the Zero Backlog Program of the Board.

Out of the total number of 1,634 LGUs, 1,457 LGUs already have CLUPs. Only 177 LGUs have no CLUP. Of the total LGUs that have CLUPs, only 353 LGUs have updated CLUPS while the remaining are for updating.

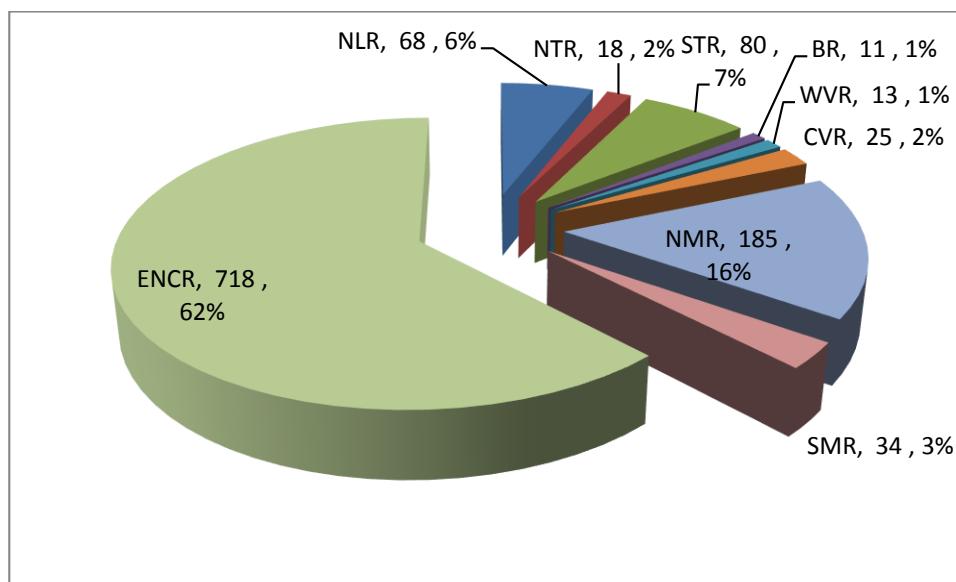
The HLURB also approves the CLUPs of Highly Urbanized Cities (HUC), Independent Component Cities (ICC) and cities and municipalities of Metro Manila.

Of the 9 CLUPs reviewed, submitted to the Board for ratification/approval, 1 was approved in 2014.

### Registration of Brokers and Salesmen

Even with the passage in 2010 of the of R.A. 9646 (Real Estate Service Act) which professionalized the work of real estate brokers and salesmen, the HLURB continues to exercise its mandate to register brokers and salesmen of subdivision lots and condominium units pursuant to the provisions of P.D. 957.

In 2014, a total of **1,152 brokers, salesmen and dealers** were registered. Majority of them were based in **ENCR** which accounted for **62%** (718/1152), followed by **NMR** which registered for **16%** (185/1152), and **NLR** which accounted for **6%** (68/1152).



Compared to the previous year, there was a 24% increase in salesmen's/broker's license issued from 930 in 2013 to 1,152 in 2014.

## **Formulation of policy guidelines**

The HLURB periodically revisits its policies and formulates new ones in order to adapt to the ever changing circumstances and in order to fill the gaps in policies for a more effective implementation of its mandates, mission and vision. The Board with the assistance of the Policy Development Group (PDG) and other concerned groups conducted several policy studies and formulated the following policies in 2014, to wit:

1. HLURB Board Resolution No. 921, Series of 2014, or the “Revised Implementing Rules and Regulations to Govern the Advertisements of Subdivision and Condominium Projects under Presidential Decree No. 957, Otherwise Known as the “Subdivision and Condominium Buyers Protective Decree” and all Other Projects Required by Law to be Registered with the Housing and Land Use Regulatory Board”
2. HLURB Board Resolution No. 922, Series of 2014, or the “Revised Implementing Rules and Regulations to Govern Dealers, Brokers and Salesmen of Subdivision and Condominium Projects under Presidential Decree No. 957, Otherwise Known as the “Subdivision and Condominium Buyers Protective Decree” and all Other Projects Required by Law to be Registered”
3. HLURB Memorandum Circular No. 1, Series of 2015, or the “Guidelines on Board Resolution No. 921, Series of 2014, Revised Implementing Rules and Regulations to Govern Advertisements of Subdivision and Condominium Projects under Presidential Decree No. 957, Otherwise Known as the “Subdivision and Condominium Buyers Protective Decree” and all Other Projects Required by Law to be Registered with the Housing and Land use Regulatory Board.”
4. HLURB Memorandum Circular No. 2, Series of 2015, or the “Guidelines on Board Resolution No. 922, Series of 2014, Revised Implementing Rules and Regulations to Govern Dealers, Brokers and Salesmen of Subdivision and Condominium Projects under Presidential Decree No. 957, Otherwise Known as the “Subdivision and Condominium Buyers Protective Decree” and all Other Projects Required by Law to be Registered with the Housing and Land Use Regulatory Board”

5. HLURB Memorandum Circular No. 05, Series of 2014, or the “Additional Period of Time for the Declaration of Unconstructed Housing Component of Existing Socialized Housing Projects that maybe Utilized as Compliance with Section 18 RA 7279, Otherwise Known as the Urban Development and Housing Act of 1992”
6. HLURB Memorandum Circular No. 01, Series of 2014, or the “Guidelines Providing for Incentives and Uniform Procedures for Developers Complying with Section 18 of RA 7279, or the, Urban Development and Housing Act of 1992’, to benefit Areas Affected by Calamities”
7. HLURB Administrative Order No. 03, series of 2014, “Supplemental Guidelines on Mainstreaming Climate and Disaster Risk”
8. HLURB Board Resolution No. 918, Series of 2014, “Enhanced CLUP Guidebook Volume 2 – Sectoral Studies and Tools for Analysis”
9. HLURB Board Resolution No. 919, Series of 2014, “Enhanced CLUP Guidebook Volume 3, The Integrated Model Zoning Ordinance”
10. HLURB Memorandum Circular No. 08, Series of 2014, “Clarifying Certain Ambiguities in the Applicability of Board Resolution No. 85, S. od 2012, Declaring a Moratorium on the Issuance of Development Permits and/or Licenses to Sell for Projects within Ancestral Lands and Ancestral Domain”

## **A. Manpower Resources**

At the end of CY 2014, the total work force of the Board was 401 or there was a decrease by 1.2% from the previous year's total of 406. Of the 401 employees, 120 or 30% were stationed at the Central Office and the remaining 281 or 70% were detailed at the Regional Field Offices. At the Central Office, the Administrative Division had the most number of personnel with thirty-two(32), followed by the Finance Division with seventeen (17). The Offices of Commissioner Linda M. Hornilla and Commissioner Luis Paredes had the least number of personnel, with only three (3). Among the Regional Offices, the ENCR had the most number of personnel with fifty-seven (57), followed by the STR with forty-six (46) employees.

In terms of workforce status, 388 employees held permanent positions, 9 held temporary positions and 4 held fixed-term positions. 315 employees occupied technical positions while 86 were given administrative items.

Female employees were higher in number with 234 compared with male employees at 167.

## **Scholarship training**

Trainings, seminars and workshops were conducted to ensure professional and personal advancement of HLURB employees. For CY 2014, fifty-eight (58) employees attended local trainings, one (1) employee attended foreign training, ninety-five (95) employees attended in-house trainings and three (3) employees availed of HLURB Educational Support Program. Below is the list of trainings/workshops/seminars attended and participated by the employees.

## **Local Trainings**

1. NCLE 5<sup>th</sup> Compliance, May 13-16, 2014, IJA UP Law Center, UP Diliman, Quezon City
2. Philippine Institute of Civil Engineers (PICE) 2014 National Mid Year Convention, June 5-7, 2014, Baguio Country Club, Baguio City
3. Training for Agency Authorized Officers, June 20, 2014, GSIS

4. CSC Training
5. MCLE, Pampanga
6. MCLE, Baguio City
7. 23<sup>rd</sup> PIEP National Convention, November 6-7, 2014, AIM Conference Center, Legaspi Village, Makati City

### **Foreign Training**

1. Future Gov Summit, October 7-11, 2014, Kuala Lumpur Convention Centre, Kuala Lumpur, Malaysia

### **In-House Training**

1. Orientation on RA 9184, NHA Operations Center, February 20, 2014, COA
2. 2014 Financial Planning Workshop, November 24-26, 2014, Clark, Pampanga
3. Gender and Development Activity 2014 Camaya Coast Sands, Mariveles, Bataan, June 26-27, 2014

## **B. Financial Resources**

The budget of the Board for CY 2012 was Three hundred seventy-two million eight hundred forty-five thousand five hundred ninety-nine pesos (P372,845,599) broken down as follows:

### General Fund

PS	P198,702,062
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### Automatic Appropriation

RLIP	18,028,000
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### Special Account in the General Fund

### Automatic Appropriation

MOOE	82,801,228
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Capital Outlay	22,750,000
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### Locally Funded Projects

MOOE	6,075,000
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Capital Outlay	
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Architectural Design	13,500,000
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Information and Communication	
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Technology Equipment	19,712,000
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### Miscellaneous Personnel Benefits Fund

PBB	4,347,000
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PEI	2,005,000
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### Pension Gratuity Fund

Terminal Leave Pay	4,925,305
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Total	P372,845,599
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**HOUSING AND LAND USE REGULATORY BOARD**  
**CONSOLIDATED STATEMENT OF FINANCIAL POSITION**  
**(ALL FUNDS-UNAUDITED)**  
**AS OF DECEMBER 31, 2014**  
**(In Philippine Pesos)**

<b>ASSETS</b>	<b>Amount</b>
<b>Current Assets</b>	
Cash and Cash Equivalents	398,494,628.98
Cash on Hand	42,656.06
Cash - Collecting Officer	42,656.06
Treasury/Agency Cash Accounts	349,976,419.96
Cash-Treasury/Agency Deposit, Special Account	303,781,699.64
Cash-Treasury/Agency Deposit, Trust	39,562,655.39
Cash-Modified Disbursement System, Regular	6,593,280.87
Cash-Modified Disbursement System, Special Account	38,784.06
Cash in Bank - Local Currency	48,475,552.96
Cash in Bank - Local Currency, Current Account	48,475,552.96
Receivables	3,351,044.32
Loans and Receivable Accounts	1,190.90
Accounts Receivables	1,190.90
Inter-Agency Receivable	1,100,609.31
Due from National Government Agencies	1,100,609.31
Other Receivables	2,249,244.11
Receivables Disallowance/Charges	2,168,746.00
Due from Officers and Employees	19,741.30
Other Receivables	60,756.81
Inventories	1,658,912.20
Inventory Held for Consumption	1,658,912.20
Office Supplies Inventory	1,380,811.26
Accountable Forms, Plates and Stickers Inventory	156,665.97
Other Supplies Inventory	121,434.97
Other Assets	1,738,375.05
Prepayments	1,435,415.00
Prepaid Rent	1,293,105.26
Prepaid Insurance	63,220.75
Other Prepayments	79,088.99
Deposits	302,960.05
Guaranty Deposits	302,960.05
<b>Total Current Assets</b>	<b>405,242,960.55</b>

**Non-current Assets**

Property, Plant and Equipments	248,819,131.32
Land	171,412,500.00
Land	171,412,500.00
Buildings and Other Structure	9,290,928.17
Buildings	10,683,595.42
Accumulate Depreciation - Buildings	(1,392,667.25)
Net Value	9,290,928.17
Machinery and Equipment	13,863,309.02
Office Equipment	6,955,355.58
Accumulate Depreciation - Office Equipment	(4,507,280.42)
Net Value	2,448,075.16
Information and Communication Technology Equipment	45,575,682.81
Accumulated Depreciation - Information and Communication	(36,647,707.48)
Technology Equipment	8,927,975.33
Net Value	2,971,872.95
Communication Equipment	(1,592,044.18)
Accumulated Depreciation - Communication Equipment	1,379,828.77
Net Value	1,539.75
Construction and Heavy Equipment	(970.04)
Accumulated Depreciation - Construction and Heavy Equipment	569.71
Net Value	5,400.00
Disaster Response and Rescue Equipment	(4,860.00)
Accumulated Depreciation - Disaster and Rescue Equipment	540.00
Net Value	2,078,481.37
Technical and Scientific Equipment	(1,103,196.00)
Accumulated Depreciation - Technical and Scientific Equipment	975,285.37
Net Value	311,303.38
Other Machinery and Equipment	(180,268.70)
Accumulated Depreciation - Other Machinery and Equipment	131,034.68
Net Value	35,732,971.79
Transportation Equipment	55,224,205.00
Motor Vehicles	(19,491,233.21)
Accumulated Depreciation - Motor Vehicles	35,732,971.79
Net Value	5,338,119.29
Furniture, Fixtures and Books	13,141,663.23
Furniture and Fixtures	(7,824,015.75)
Accumulated Depreciation - Furniture and Fixtures	5,317,647.48
Net Value	187,840.00
Books	(167,368.19)
Accumulated Depreciation - Books	20,471.81
Net Value	240,481.67
Leased Assets Improvements	85,500.00
Leased Assets Improvements, Land	(22,443.75)
Accumulated Depreciation - Leased Assets Improvements, Land	63,056.25
Net Value	209,218.20
Leased Assets Improvements, Buildings	(31,792.78)
Accumulated Depreciation -Buildings	177,425.42
Net Value	

Other Property, Plant and Equipment	670,821.38
Other Property, Plant and Equipment	1,990,667.50
Accumulated Depreciation - Other Property, Plant and Equipment	(1,319,846.12)
<i>Net Value</i>	670,821.38
Construction in Progress	12,270,000.00
Construction in Progress - Buildings and Structures	12,270,000.00
Other Assets	1,732,191.72
Other Assets	1,732,191.72
<b>Total Non-current Assets</b>	<b>250,551,323.04</b>
<b>TOTAL ASSETS</b>	<b>655,794,283.59</b>

**LIABILITIES AND NET ASSETS / EQUITY**

**LIABILITIES**

**Current Liabilities**

Financial Liabilities	58,731,061.38
Payables	7,856,786.55
Accounts Payable	6,636,316.56
Due to Officers and Employees	1,220,469.99
Inter Agency Payables	2,454,141.50
Due to BIR	1,046.78
Due to Pag-IBIG	4,305.15
Due to PhilHealth	1,487.00
Due to NGAs	2,447,302.57
Trust Liabilities	48,305,979.08
Trust Liabilities	48,268,979.08
Bail Bonds Payable	37,000.00
Other Payables	114,154.25
<b>Total Current Liabilities</b>	<b>58,731,061.38</b>
<b>TOTAL LIABILITIES</b>	<b>58,731,061.38</b>

**NET ASSET / EQUITY**

Equity	597,063,222.21
Accumulated Surplus/(Deficit)	597,063,222.21
<b>TOTAL NET ASSET / EQUITY</b>	<b>597,063,222.21</b>
<b>TOTAL LIABILITIES AND NET ASSETS / EQUITY</b>	<b>655,794,283.59</b>

**HOUSING AND LAND USE REGULATORY BOARD**  
**CONSOLIDATED STATEMENT OF FINANCIAL POSITION**  
**(ALL FUNDS-UNAUDITED)**  
**FOR THE YEAR ENDED DECEMBER 31, 2014**  
**(In Philippine Peso)**

	Amount
<b>Revenue</b>	
Service Income	
Processing Fees	300,265,668.76
Fines and Penalties-Service Income	19,779,080.31
Other Service Income	20,893,944.12
<b>Total Revenue</b>	<b>340,938,693.19</b>
<b>Less: Current Operating Expenses</b>	
<b>Personnel Services</b>	
Salaries & Wages- Regular	145,633,614.44
Other Compensation	
Personnel Economic Relief Allowance (PERA)	9,727,107.23
Representation Allowance	3,355,456.50
Transportation Allowance	2,737,758.96
Clothing/Uniform Allowance	2,060,000.00
Productivity Incentive Allowance	807,000.00
Other Bonuses and Allowances	14,588,313.84
Honoraria	171,800.00
Longevity Pay	176,604.70
Year-End bonus	12,155,088.58
Cash Gift	2,044,000.00
Total Other Compensation	47,823,129.81
Personnel Benefit Contributions	
Retirement & Life Insurance Premiums	17,264,558.88
Pag-IBIG Contributions	488,300.00
Philhealth Contributions	1,384,487.50
Employees Compensation Insurance Premiums	487,195.72
Total Personnel Benefit Contributions	19,624,542.10
Other Personnel Benefits	
Terminal Leave Benefits	5,182,772.03
Other Personnel Benefits	3,097,002.12
Total Other Personnel Benefits	8,279,774.15
<b>Total Personnel Services</b>	<b>221,361,060.50</b>
<b>Maintenance and Other Operating Expenses</b>	
Travelling Expenses	
Travelling Expenses-Local	5,665,934.01
Traveling Expense- Foreign	298,746.24
Total Travelling Expenses	5,964,680.25
Training Expenses	3,336,728.26
Supplies and Material Expenses	
Office Supplies Expense	3,699,368.46
Accountable Forms Expenses	118,874.33
Drugs & Medicines Expense	25,027.60
Fuel, Oil and Lubricants Expenses	3,104,502.38
Other Supplies and Materials Expenses	120,220.80
Total Supplies and Materials Expenses	7,067,993.57

Utility Expenses	
Electricity Expenses	6,689,447.22
Water Expenses	827,815.14
Total Utility Expenses	<u>7,517,262.36</u>
Communication Expenses	
Postage and Courier Services	2,279,672.89
Telephone Expenses	2,687,283.82
Internet Subscription Expense	1,393,762.96
Cable, Satellite, Telegraph, and Radio Expenses	<u>12,650.18</u>
Total Communication Expenses	<u>6,373,369.85</u>
Confidential, Intelligence, Extraordinary and Miscellaneous Expenses	
Extraordinary and Miscellaneous Expenses	412,800.00
Total Confidential, Intelligence, Extraordinary and Miscellaneous Expenses	<u>412,800.00</u>
Professional Services	
Legal Services	2,000.00
Auditing Services	280,198.32
Other Professional Services	<u>219,750.00</u>
Total Professional Services	<u>501,948.32</u>
General Services	
Janitorial Services	3,334,085.20
Security Services	3,741,311.71
Other General Services	<u>19,922,283.64</u>
Total General Services	<u>26,997,680.55</u>
Repairs and Maintenance	
Repairs & Maint.- Building & Other Structures	155,025.99
Repairs & Maint.-Machinery and Equipment	478,195.97
Repairs & Maint. - Transportation Equipment	1,223,865.01
Repairs & Maint. - Furniture and Fixtures	58,150.00
Repairs and Maintenance - Other PPE	<u>27,850.00</u>
Total Repairs and Maintenance	<u>1,943,086.97</u>
Taxes, Insurance Premiums and Other Fees	
Taxes, Duties and Licenses	138,873.75
Fidelity Bond Premium	638,315.19
Insurance Expense	<u>386,605.31</u>
Total Taxes, Insurance Premiums and Other Fees	<u>1,163,794.25</u>
Other Maintenance and Operating Expenses	
Advertising Expense	252,588.40
Printing & Publication Expenses	577,368.35
Representation Expenses	819,686.44
Transportation and Delivery expenses	139,404.71
Rent/Lease Expenses	<u>7,879,434.76</u>
Subscription Expenses	<u>193,673.60</u>
Total Other Maintenance and Operating Expenses	<u>9,862,156.26</u>
<b>Total Maintenance and Other Operating Expenses</b>	<b><u>71,141,500.64</u></b>

<b>Non-Cash Expenses</b>	
Depreciation	
Depreciation - Buildings and Other Structures	320,507.84
Depreciation - Machinery and Equipment	3,806,822.46
Depreciation - Transportation and Equipment	4,986,451.85
Depreciation - Furniture, Fixtures and Books	610,857.50
Depreciation - Leased Assets Improvements	18,829.68
Depreciation- Other Property, Plant & Equipment	117,923.95
<b>Total Non-Cash Expenses</b>	<b>9,861,393.28</b>
<b>Current Operating Expenses</b>	<b>302,363,954.42</b>
<b>Surplus/ (Deficit) from Current Operations</b>	<b>38,574,738.77</b>
<b>Financial Assistance/Subsidy</b>	
Subsidy from National Government	330,757,511.25
Less: Financial Assistance to NGAs	23,800.00
<b>Net Financial Assistance/Subsidy</b>	<b>330,733,711.25</b>
<b>Other Non-Operating Income</b>	
Interest Income	20,218.81
Gains	
Gain/Loss on Sale of Disposed Assets	303,619.97
Other Gains	904.42
Total Gains	304,524.39
<b>Surplus/ (Deficit) for the period</b>	<b>331,058,454.45</b>
	<b>369,633,193.22</b>

**HOUSING AND LAND USE REGULATORY BOARD**  
**STATEMENT OF CHANGES IN NET ASSETS/EQUITY**  
**(ALL FUNDS-UNAUDITED)**  
**For the year ended December 31, 2914**  
(In Philippine Peso)

	Acuumulated Surplus/(Deficit)
Balance at January 1, 2014	230,527,235.50
Prior Period Adjustments/Unrecorded Income and Expenses	(2,340,284.97)
Other Adjustments	(774,448.76)
<b>Restated blance</b>	<b>227,412,501.77</b>
 <b>Changes in net assets/equity for CY 2014</b>	
Adjustment of net revenue recognized directly in net assets/equity	17,527.22
Surplus for the period	369,633,193.22
<b>Total recognized revenue and expenses for the period</b>	<b>597,063,222.21</b>
<b>Balance at December 31, 2014</b>	<b>597,063,222.21</b>

**SUMMARY OF HLURB PERSONNEL DISTRIBUTION PER OFFICE**

**- 4th Quarter of CY 2014 -**

(as of 31 December 2014)

OFFICE/ REGION	SEX		S T A T U S						POSITION				TOTAL
			Permanent		Temporary		w/Fixed Term		Technical		Non-Tech.		
	M	F	M	F	M	F	M	F	M	F	M	F	
O C E O	3	1	1		1	1	1	-	2	1	1		4
BOARD SEC.	-	5	-	5	-	-	-	-	-	4	-	1	5
A R G	4	8	4	8	-	-	-	-	4	6	-	2	12
PPG	3	6	3	6	-	-	-	-	3	5	-	1	9
OFFICE OF RCGC	2	3	1	2	1	-	-	1	1	2	1	1	5
ADMIN. DIV.	16	16	15	16	1	-	-	-	2	10	14	6	32
FINANCE DIV.	6	11	6	11	-	-	-	-	6	6	-	5	17
I C T D	5	1	4	1	1	-	-	-	5	1	-	-	6
OFFICE OF LAP	2	1	1	1	-	-	1	-	2	1	-	-	3
PDG	3	10	3	10	-	-	-	-	3	8	-	2	13
L S G	6	5	6	5	-	-	-	-	6	4	-	1	11
OFFICE OF LMH	-	3	-	2	-	-	-	1	-	1	-	2	3
<b>SUB-TOTAL</b>	<b>50</b>	<b>70</b>	<b>44</b>	<b>67</b>	<b>4</b>	<b>1</b>	<b>2</b>	<b>2</b>	<b>34</b>	<b>49</b>	<b>16</b>	<b>21</b>	<b>120</b>
ENCRFO	21	36	21	35	-	1	-	-	19	29	2	7	57
RFO - NLR	14	19	14	19	-	-	-	-	11	18	3	1	33
RFO - NTR	6	16	6	16	-	-	-	-	5	13	1	3	22
RFO - STR	22	24	20	23	2	1	-	-	15	20	7	4	46
RFO - BR	7	11	7	11	-	-	-	-	7	7	-	4	18
RFO - WVR	9	11	9	11	-	-	-	-	8	7	1	4	20
RFO - CVR	13	16	13	16	-	-	-	-	13	14	-	2	29
RFO - NMR	13	15	13	15	-	-	-	-	10	13	3	2	28
RFO - SMR	12	16	12	16	-	-	-	-	10	13	2	3	28
<b>SUB-TOTAL</b>	<b>117</b>	<b>164</b>	<b>115</b>	<b>162</b>	<b>2</b>	<b>2</b>	<b>-</b>	<b>-</b>	<b>98</b>	<b>134</b>	<b>19</b>	<b>30</b>	<b>281</b>
<b>GRAND TOTAL</b>	<b>167</b>	<b>234</b>	<b>159</b>	<b>229</b>	<b>6</b>	<b>3</b>	<b>2</b>	<b>2</b>	<b>132</b>	<b>183</b>	<b>35</b>	<b>51</b>	<b>401</b>

  
**LUALHATI C. FRANCISCO**

Chief Administrative Officer

## DIRECTORY OF KEY OFFICIALS

FULL TIME COMMISSIONERS	
<b>Atty. ANTONIO M. BERNARDO</b> Chief Executive Officer and Commissioner Housing and Land Use Regulatory Board, HLURB Building, Kalayaan Ave., Diliman, Quezon City Tel. Nos. 924-33-78	<i>Supervising Commissioner for:</i> <i>Board Secretariat (BS)</i> <i>Appeals Review Group (ARG)</i> <i>Expanded National Capital Region – ENCR (Metro Manila &amp; Rizal)</i> <i>Southern Tagalog Region – STR (Regions IV-A &amp; IV-B)</i>
<b>Atty. RIA CORAZON A. GOLEZ-CABRERA</b> Commissioner Housing and Land Use Regulatory Board, HLURB Building, Kalayaan Ave., Diliman, Quezon City Tel. Nos. 924-33-60	<i>Supervising Commissioner for:</i> <i>Finance Division (FD)</i> <i>Information and Communications Technology Division (ICTD)</i> <i>Central Visayas Region – CVR (Region VII and VIII)</i> <i>Western Visayas Region – WVR (Region VI)</i>
<b>Atty. LINDA L. MALENAB-HORNILLA</b> Commissioner Housing and Land Use Regulatory Board, HLURB Building, Kalayaan Ave., Diliman, Quezon City Tel. Nos. 924-33-64	<i>Supervising Commissioner for:</i> <i>Policy Development Group (PDG)</i> <i>Administrative Division (AD)</i> <i>Northern Tagalog Region – NTR (Region III)</i> <i>Bicol Region – BR (Region V)</i>
<b>Atty. LUIS A. PAREDES</b> Commissioner Housing and Land Use Regulatory Board, HLURB Building, Kalayaan Ave., Diliman, Quezon City Tel. Nos. 924-33-70	<i>Supervising Commissioner for:</i> <i>Plans and Programs Group (PPG)</i> <i>Legal Affairs Group (LAG)</i> <i>Northern Luzon Region – NLR (Region I, II and CAR)</i> <i>Northern Mindanao Region – NMR (Region IX, X and XIII)</i> <i>Southern Mindanao Region – SMR (Region XI and XII)</i>
EX-OFFICIO COMMISSIONERS	
<b>Hon. JOSE VICENTE B. SALAZAR</b> Undersecretary Department of Justice (DOJ) DOJ Building, Padre Faura, Manila, 1104 Tel. No. (632) 525-1680	<b>Hon. EMMANUEL F. ESGUERRA</b> Deputy Director-General National Economic and Development Authority (NEDA) NEDA Building, Amber Ave., Pasig City, 1600 Tel No. (632) 631-21-96
<b>Hon. MARIA CATALINA E. CABRAL</b> Undersecretary Department of Public Works and Highways (DPWH) DPWH Building, Port Area, Manila, 1002 Tel. No. (632) 304-3319	<b>Hon. AUSTERE A. PANADERO</b> Undersecretary Department of Interior and Local Government (DILG) A. Francisco Gold Condominium, EDSA, cor. Mapagmahal St. Quezon City Tel. No. (632) 925-0347 or 61

Division	Assigned to	Direct Line	Email
<b>Administrative Division</b>	<b>LUALHATI C. FRANCISCO</b> , Chief Administrative Officer	(632) 924-3365	hrmd@hlurb.gov.ph
<b>Appeals Review Group</b>	<b>Atty. Ma. LUISA G. PANGAN</b> , Head – ARG	(632) 924-3371	arg@hlurb.gov.ph
<b>Board Secretariat</b>	<b>Atty. CHARITO M. BUNAGAN-LANSANG</b> , Board Secretariat	—	bdsec@hlurb.gov.ph
<b>Finance Division</b>	<b>MARIZEL B. CORREOS</b> , Chief Accountant	(632) 924-3474	acctg@hlurb.gov.ph
<b>Information and Communications Technology Division</b>	<b>RUNEL B. TANINGCO</b> , Officer-in-Charge	(632) 927-2698 / 927-2731	ictd@hlurb.gov.ph
<b>Legal Services Group</b>	<b>Atty. CESAR A. MANUEL</b> , Director – LSG	—	lsg@hlurb.gov.ph
<b>Policy Development Group</b>	<b>NORA L. DIAZ</b> , Director – PDG	(632) 929-7798	pdg@hlurb.gov.ph
<b>Plans and Programs Group</b>	<b>Atty. ARTURO M. DUBLADO</b> , Head – PPG	(632) 924-3389	ppg@hlurb.gov.ph

Field Office	Regional Director	Contact #	Email	Web Site
Northern Luzon Region (CAR, I, II)	Dir. Teresita V. Galacgac, CESO V <i>Regional Director</i>	▪ (074) 442-5338	nlr@hlurb.gov.ph	<a href="http://nlr.hlurb.gov.ph/">http://nlr.hlurb.gov.ph/</a>
Leonard Wood Road, Botanical Garden, Baguio City				
Northern Tagalog Region(III) 3rd Flr., Insular Life Bldg. Dolores St., San Fernando, Pampanga	<b>Atty. Dunstan San Vicente</b> <i>Acting Regional Officer</i>	▪ (045) 963-7376 ▪ (045) 861-2665	ntr@hlurb.gov.ph	<a href="http://ntr.hlurb.gov.ph/">http://ntr.hlurb.gov.ph/</a>

<b>National Capital Region</b> (Metro Manila, Rizal) 2nd Flr., HLURB Bldg., Kalayaan Ave., cor. Mayaman St., Diliman, Quezon City	<b>Dir. Alfredo Gil M. Tan II, CESO V, EnP</b> <i>Regional Director</i>	<ul style="list-style-type: none"> <li>▪ (02) 924-6658 – Permits, Registration and Licensing</li> <li>▪ (02) 924-6658 – Planning</li> <li>▪ (02) 926-1065 – Adjudication</li> <li>▪ (02) 924-6660 – Monitoring</li> <li>▪ (02) 920-3500 – Records</li> <li>▪ (02) 929-8869 – HOA</li> </ul>	ncr@hlurb.gov.ph	<a href="http://encl.hlurb.gov.ph/">http://encl.hlurb.gov.ph/</a>
<b>Southern Tagalog Region</b> (IV-A, IV-B) Dencris Business Center, National Highway, Brgy. Halang, Calamba City (behind DENR Region IV-A and Pag-IBIG Fund Laguna Office)	<b>Arch. Jose O. Peña</b> <i>Regional Director</i>	<ul style="list-style-type: none"> <li>▪ (049) 502-9751</li> <li>▪ (049) 502-9822</li> </ul>	str@hlurb.gov.ph	<a href="http://str.hlurb.gov.ph/">http://str.hlurb.gov.ph/</a>
<b>Bicol Region (V)</b> 3rd Floor, Insular Bldg., Rizal St., Legazpi City	<b>Dir. Jesse A. Obligacion, CESO V</b> <i>Regional Director</i>	<ul style="list-style-type: none"> <li>▪ (052) 481-1622</li> <li>▪ (052) 480-6678</li> </ul>	br@hlurb.gov.ph	<a href="http://br.hlurb.gov.ph/">http://br.hlurb.gov.ph/</a>
<b>Western Visayas Region(VI)</b> WVR INJAP Bldg., Diversion 2011 Diversion Road, Mandurria, Iloilo City	<b>Dir. Pilar J. Jamandre</b> <i>Regional Director</i>	<ul style="list-style-type: none"> <li>▪ (033) 321-6177</li> <li>▪ (033) 501-8202</li> </ul>	wvr@hlurb.gov.ph	<a href="http://wvr.hlurb.gov.ph/">http://wvr.hlurb.gov.ph/</a>

<b>Central Visayas Region</b> (VII, VIII) Rm 608, 6th Flr, Club Ultima Tower, Fuente Osmeña Avenue, Cebu City	<b>Dir. Alixes Roy T. Lopez</b> <i>Regional Director</i>	▪ (032) 254-4564 ▪ (032) 418-7990	cvr@hlurb.gov.ph	<a href="http://cvr.hlurb.gov.ph/">http://cvr.hlurb.gov.ph/</a>
<b>Northern Mindanao Region</b> (IX, X, XIII) 3rd Floor, Dupoint Bldg., Velez-akut Street, Cagayan De Oro City	<b>Ms. Charito A. Raagas</b> <i>Regional Director</i>	▪ (088) 856-5088 ▪ (088) 272-1466	nmr@hlurb.gov.ph	<a href="http://nmr.hlurb.gov.ph/">http://nmr.hlurb.gov.ph/</a>
<b>Southern Mindanao Region</b> (XI, XII) GB CAM Bldg., Monteverde Avenue, cor. Alvarez St., Davao City	<b>Dir. Roberto Mauro Miguel T. Palma Gil</b> <i>Regional Director</i>	▪ (082) 222-2895 ▪ (082) 225-3875	smr@hlurb.gov.ph	<a href="http://smr.hlurb.gov.ph/">http://smr.hlurb.gov.ph/</a>